

EXHIBIT A



2950 SW 27th Avenue, Suite 300, Miami, FL 33133
Office: (305) 692-9992 | Fax: (305) 692-3032

June 20, 2024

Vitamin Shoppe Industries LLC
300 Harmon Meadow Blvd
Secaucus, NJ 07094
Attention: Lease Administration Department
Vitamin Shoppe #41

RE: Landlord: Frontier Osceola LLC
 Tenant: Vitamin Shoppe Industries, Inc.
 Premises: 800 E Merritt Island Causeway, Merritt Island, FL 32952

Dear Tenant:

Pursuant to the terms of the lease agreement, please find the 2023 Common Area Maintenance ("CAM") reconciliation.

Enclosures include:

1. Tenant invoice
2. CAM Reconciliation worksheet
3. CAM CAP worksheet, if applicable
4. Copy of Property Real Estate Tax invoice
5. Copy of Property Insurance invoice

Should there be any questions, please do not hesitate to contact our office at (305) 692-9992:

Jessica Wilkins
Asset Manager
Extension 127
JWilkins@FDLLC.com

Sincerely,

GENEVA MANAGEMENT LLC, agent for FRONTIER OSCEOLA LLC

Jessica Wilkins
Asset Manager

Enclosures

Frontier Osceola LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

INVOICE

Vitamin Shoppe Industries Inc
Attn: Lease Admin Dept, #41
300 Harmon Meadow Blvd
Secaucus, NJ 07094

Date: 06-12-2024
Invoice Number: 6202462

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Osceola LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #41
800 E Merritt Island Causeway
Suite 109
Merritt Island, FL 32952

Invoice Number: 6202462
Invoice date
06-12-2024

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
109	06-11-2024	2023 CAM Reconciliation	6,852.93

Balance: 6,852.93

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Shopping Center	Frontier Osceola LLC
Year	2023
Tenant Name	Vitamin Shoppe
Tenant SF	3,500
Days in Occupancy	365
Occupancy	100%
Prorata Share	29.01%
Expense	
Landscaping R&M	\$4,734.00
Trash	\$5,244.60
REA FEE	\$1,476.01
GRM	\$6,014.61
Snow	\$0.00
Parking Lot Trash	\$0.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$2,630.11
Irrigation	\$926.16
Capital Expense	\$7,318.00
Greasetrap Maintance	\$0.00
Pest Control	\$363.80
Fireline	\$0.00
Management Fee	\$15,206.07 *Mgmt Fee = 3% of rents.
Stormwater	\$0.00
Accounting Fee	\$2,495.00
Water and Sewer	\$0.00
Total CAM	\$46,408.36
Total Capped Costs	\$29,739.64
Tenant Cap	\$31,821.93
Total Non-Capped Costs	\$16,668.72
Tenant Total CAM	\$46,408.36
Tenant Prorata Share	\$13,463.96
Tenant CAM Escrows	-\$10,358.28
Tenant CAM Due/(Credit)	\$3,105.68
Insurance	\$41,129.17
Tenant Prorata Share	\$11,932.37
Tenant INS Escrows	-\$6,621.72
Total INS Due/(Credit)	\$5,310.65
Real Estate Tax	\$26,007.91
Tenant Prorata Share	\$7,545.40
Tenant RET Escrows	-\$9,308.40
Total RE Tax Due/(Credit)	-\$1,763.00
Total Reconciliation Due/(Credit)	\$6,653.33
3.0% Sales Tax	\$199.60

Vitamin Shoppe CAP Calculation

107% CAP

RCD: 1/1/2010
 1st Full CY: 2010
 2nd Full CY: 2011
 3rd Full CY: 2012 Capped at 107% prior calendar year actuals.
 2nd Renewal Date: 1/1/2020
 1st Full CY: 2020
 2nd Full CY: 2021 *Cap resets on each renewal. Prior year capped at 7%

Cap Amount 107%

Tenant Prorata Share 29.01%

												Needs rebilled				
Expense	2010	2011	2012	2013	2014	RESET 2015	2016	2017	2018	2019	RESET 2020	2021	2022	2023	2024	2025
0717-5001 - Landscaping/Groundskeeping	\$ 4,901.00	\$ 4,147.00	\$ 4,524.00	\$ 4,524.00	\$ 4,267.00	\$ 5,169.35	\$ 6,840.00	\$ 6,571.00	\$ 6,536.50	\$ 7,115.75	\$ 6,455.00	\$6,804.00	\$6,804.00	\$4,734.00	\$0.00	\$0.00
0717-5002 - Trash Removal/Recycling	\$ 1,004.87	\$ 3,559.06	\$ 2,447.00	\$ 3,221.91	\$ 3,753.05	\$ 3,901.91	\$ 3,824.12	\$ 4,043.72	\$ 4,299.27	\$ 4,183.64	\$ 3,671.50	\$4,118.00	\$4,439.00	\$5,244.60	\$0.00	\$0.00
0717-5004 - General Repair/Maintenance	\$ 3,304.05	\$ 5,666.92	\$ 5,582.80	\$ 6,500.00	\$ 7,715.00	\$ 7,817.00	\$ 9,359.00	\$ 8,854.49	\$ 7,932.31	\$ 7,468.00	\$ 8,427.00	\$1,966.00	\$3,928.00	\$6,014.61	\$0.00	\$0.00
0717-5008 - Parking Lot Trash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475.00	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0717-5009 - Exterior Bldg. Repair/ Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547.29	\$ -	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0717-5012 - Pressure Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623.40	\$ 1,780.50	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0717-5013 - Lift Station Sewage Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105.00	\$ -	\$ -	\$ -	\$ -	\$0.00	\$150.00	\$1,476.01	\$0.00	\$0.00
0717-5100 - Utility Expenses	\$ 2,588.79	\$ 3,324.79	\$ 2,958.28	\$ 1,855.62	\$ 2,046.45	\$ 1,825.25	\$ 1,227.66	\$ 1,282.50	\$ 2,356.23	\$ 4,413.08	\$ 2,032.77	\$2,200.00	\$4,061.00	\$2,630.11	\$0.00	\$0.00
0717-5103 - Irrigation Well Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,181.00	\$ 1,521.85	\$ 3,136.80	\$ 2,427.55	\$2,013.00	\$1,331.00	\$926.16	\$0.00	\$0.00
0717-5200 - Management Fees	\$12,960.00	\$13,082.22	\$13,695.15	\$13,717.21	\$13,808.92	\$15,634.01	\$15,659.67	\$15,759.75	\$15,757.60	\$15,610.25	\$15,128.72	\$15,158.47	\$15,189.12	\$15,206.07	\$ -	\$ -
0717-5230 - Pest Control	\$ -	\$ -	\$ 342.40	\$ 370.58	\$ 438.89	\$ 342.40	\$ 344.00	\$ 344.00	\$ 345.64	\$ 363.80	\$ 345.64	\$345.00	\$363.00	\$363.80	\$0.00	\$0.00
0717-5240 - Accounting Fees	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,720.00	\$ 1,500.00	\$ 1,550.00	\$1,550.00	\$2,125.00	\$2,495.00	\$0.00	\$0.00
0717-1441 - Sea Wall Capital Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,659.00	\$ 7,318.00	\$ 7,318.00	\$7,318.00	\$7,318.00	\$7,318.00	\$0.00	\$0.00
Grand Total	\$26,408.71	\$31,429.99	\$31,199.63	\$31,839.32	\$33,679.31	\$36,339.92	\$39,009.45	\$39,686.46	\$45,774.09	\$52,889.82	\$47,356.18	\$41,472.47	\$45,708.12	\$46,408.36	\$0.00	\$0.00
Capped Expenses	\$22,815.05	\$24,546.14	\$25,794.35	\$26,761.79	\$27,879.81	\$30,612.76	\$33,852.67	\$34,360.24	\$34,984.59	\$36,975.10	\$34,333.91	\$27,836.47	\$29,740.12	\$29,739.64	\$0.00	\$0.00
Non-Capped Expenses	\$3,593.66	\$6,883.85	\$5,405.28	\$5,077.53	\$5,799.50	\$5,727.16	\$5,156.78	\$5,326.22	\$10,789.50	\$15,914.72	\$13,022.27	\$13,636.00	\$15,968.00	\$16,668.72	\$0.00	\$0.00
Total	\$26,408.71	\$31,429.99	\$31,199.63	\$31,839.32	\$33,679.31	\$36,339.92	\$39,009.45	\$39,686.46	\$45,774.09	\$52,889.82	\$47,356.18	\$41,472.47	\$45,708.12	\$46,408.36	\$ -	\$ -
CAP			\$26,264.37	\$27,599.96	\$28,635.11		\$32,755.65	\$35,048.55	\$36,765.46	\$37,433.52		\$36,737.28	\$29,785.03	\$31,821.93	\$31,821.42	\$ -
Actual	\$22,815.05	\$24,546.14	\$25,794.35	\$26,761.79	\$27,879.81	\$30,612.76	\$33,852.67	\$34,360.24	\$34,984.59	\$36,975.10	\$34,333.91	\$27,836.47	\$29,740.12	\$29,739.64	\$ -	\$
Tenant's Prorata Share	\$ 6,619.09	\$ 7,121.31	\$9,051.62	\$9,237.20	\$9,771.02	\$10,542.91	\$10,999.13	\$11,513.81	\$13,279.95	\$15,344.36	\$13,738.94	\$12,031.97	\$13,260.81			
Previously Billed	\$7,794.75	\$6,527.88	\$6,877.22	\$7,217.14	\$9,274.55	\$10,310.35	\$11,189.04	\$11,289.66	\$11,992.42	\$13,038.87	\$10,253.90	\$9,908.87	\$11,137.72			
Variance	-\$1,175.66	\$593.43	\$2,174.40	\$2,020.06	\$496.47	\$232.56	-\$189.91	\$224.15	\$1,287.53	\$2,305.49	\$3,485.04	\$2,123.10	\$2,123.09	\$15,699.76		
0717-5205 - Real Estate Tax	\$30,081.88	\$29,169.16	\$28,337.14	\$29,828.19	\$29,788.73	\$29,846.29	\$30,844.65	\$30,860.02	\$30,785.15	\$31,451.96	\$30,596.80	\$29,102.00	\$28,244.00	\$26,007.91		
0717-5210 - Insurance (Liability/Property)	\$10,479.54	\$ 6,076.00	\$ 9,834.84	\$10,793.95	\$11,056.00	\$ 9,990.00	\$12,228.50	\$16,759.53	\$12,780.00	\$15,116.00	\$14,958.00	\$17,456.00	\$24,403.48	\$41,129.17		

BREVARD COUNTY TAX COLLECTOR

2023 REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2427799		2200

Pay your taxes online at www.brevardtc.com

FRONTIER OSCEOLA LLC
2950 SW 27th AVE Ste 300
Miami, FL 33133-3765

800 E MERRITT ISLAND CSWY 109

PART OF N 1/2 LYING N OF ST RD 520
& EAST OF SYKES CREEK PARKWAY A
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.0486	1,944,710	0	1,944,710	5,928.64
BREVARD LIBRARY DISTRICT	0.3467	1,944,710	0	1,944,710	674.23
BREVARD MOSQUITO CONTROL	0.1427	1,944,710	0	1,944,710	277.51
TI-CO AIRPORT AUTHORITY	0.0000	1,944,710	0	1,944,710	0.00
SCHOOL - BY STATE LAW	3.1350	1,944,710	0	1,944,710	6,096.67
SCHOOL - BY LOCAL BOARD	0.7480	1,944,710	0	1,944,710	1,454.64
BPS VOTED TEACHER PAY	1.0000	1,944,710	0	1,944,710	1,944.71
SCHOOL - CAPITAL OUTLAY	1.5000	1,944,710	0	1,944,710	2,917.07
FIRE CONTROL MSTU	0.5115	1,944,710	0	1,944,710	994.72
LAW ENFORCEMENT MSTU	0.9031	1,944,710	0	1,944,710	1,756.27
ROAD & BRIDGE DIST 2 MSTU	0.1745	1,944,710	0	1,944,710	339.35
M I REC DIST 2 MSTU	0.2395	1,944,710	0	1,944,710	465.76
ST JOHNS RIVER WATER MGMT DST	0.1793	1,944,710	0	1,944,710	348.69
FLA INLAND NAVIGATION DIST	0.0288	1,944,710	0	1,944,710	56.01
MERRITT ISLAND LIBRARY - MAINT	0.1074	1,944,710	0	1,944,710	208.86
ENV END LD/WTR LTD	0.0488	1,944,710	0	1,944,710	94.90
ENV END LD/WTR LTD(DBTP)	0.0163	1,944,710	0	1,944,710	31.70
M I REC D 2 MSTU (DBTP)	0.0914	1,944,710	0	1,944,710	177.75
TOTAL MILLAGE		12.2216	AD VALOREM TAXES		\$23,767.48
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY					AMOUNT
158 SOLID WASTE DISPOSAL					1,072.55
160 STORMWATER DIST 2					908.74
166 FIRE SP ASSESSMENT - COUNTY					2,644.15
PAY ONLY ONE AMOUNT IN BOXES BELOW			NON-AD VALOREM ASSESSMENTS		\$4,625.44
If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$27,257.20	\$27,541.13	\$27,825.06	\$28,108.99	\$28,392.92

LISA CULLEN, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

BREVARD COUNTY TAX COLLECTOR

2023 REAL ESTATE

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2427799		2200

Pay your taxes online at www.brevardtc.com

RETURN
WITH
PAYMENT

FRONTIER OSCEOLA LLC
2950 SW 27th AVE Ste 300
Miami, FL 33133-3765

PAYING ONLINE VIA
E-CHECK IS FREE



"PAY ONLINE. NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$27,257.20	\$27,541.13	\$27,825.06	\$28,108.99	\$28,392.92

Invoice

Property Tax Alliance Group, LLC
 1640 W. Oakland Park Blvd
 Suite 402
 Fort Lauderdale, FL 33311

Bill To		Date	Invoice #
Frontier Development % Jonathan Escarza 2950 SW 27th Ave. Suite 300 Miami, FL 33133		3/5/2023	5862
		Terms	Due on receipt
Description		Amount	
Professional Services Rendered 2022 Property Tax Appeal Frontier Osceola, Folio 2427799		578.40	
E-mail	jnelson@taxflorida.com		Total \$578.40
Phone #	954-202-9696	Fax #	954-337-9232
		Web Site	
Thank you for your business.		www.taxflorida.com	



December 22, 2022

Frontier Owned
Jonathan Escarza
1801 SW 3 Avenue, Suite 500
Miami, FL 33129

Dear Escarza,

We are pleased to report the Brevard County Value Adjustment Board granted our request for a value reduction. The total indicated tax savings is summarized as follows.

RE: Property Tax Appeal - Frontier Osceola - Folio: 2427799

Tax Year	2022
Initial Value Notification:	\$2,114,970
Corrected Value (after negotiation):	\$1,944,712
Value Reduction:	\$170,258
Applicable Tax Rate:	1.17936%
Gross Refund/Savings:	\$2,008
Adjusted Tax Savings	\$0
Net Refund/Savings:	\$1,928
- after discount for early payment (Max 4%)	

If taxes were paid in full for the current year you should receive a refund in eight to twelve weeks. If you have not paid your property taxes in full a corrected bill will be issued for taxes owed. Please contact me at your earliest convenience if you would like to discuss further.

Sincerely,

 A handwritten signature in blue ink, appearing to read "Jeffrey Nelson", is written over the printed name.

Jeffrey Nelson



DECISION OF THE VALUE ADJUSTMENT BOARD VALUE PETITION

Brevard

County

Frontier
Osceola

 DR-485V
 R. 01/17
 Rule 12D-16.002
 F.A.C.
 Eff. 01/17

The actions below were taken on your petition.

☒ These actions are a recommendation only, not final ☐ These actions are a final decision of the VAB
 If you are not satisfied after you are notified of the final decision of the VAB, you have the right to file a lawsuit in circuit court to further contest your assessment. (See sections 193.155(8)(l), 194.036, 194.171(2), 196.151, and 197.2425, Florida Statutes.)

Petition # 2022-00240

Parcel ID 2427799

Petitioner name PROPERTY TAX ALLIANCE GROUP-TIM H
 The petitioner is: ☐ taxpayer of record ☒ taxpayer's agent
☐ other, explain:

Property address 800 E MERRITT ISLAND CSWY UNIT 109
 MERRITT ISLAND FL 32952

Decision Summary ☐ Denied your petition ☐ Granted your petition ☒ **Granted your petition in part**

Value Lines 1 and 4 must be completed	Value from TRIM Notice	Before Board Action Value presented by property appraiser Rule 12D-9.025(10), F.A.C.	After Board Action
1. Just value, required	2,114,970.00	2,114,970.00	1,944,712.00
2. Assessed or classified use value,* if applicable	2,114,970.00	2,114,970.00	1,944,712.00
3. Exempt value,* enter "0" if none	0.00	0.00	0.00
4. Taxable value,* required	2,114,970.00	2,114,970.00	1,944,712.00

*All values entered should be county taxable values. School and other taxing authority values may differ. (Section 196.031(7), F.S.)

Reasons for Decision

Fill-in fields will expand or add pages, as needed.

Findings of Fact

See attached.

Conclusions of Law

See attached.

☒ **Recommended Decision of Special Magistrate**

Finding and conclusions above are recommendations.

Stephen Boyle

Stephen Boyle

12/12/2022

Signature, special magistrate

Print name

Date

Kimberly Powell

Kimberly Powell

12/20/2022

Signature, VAB clerk or special representative

Print name

Date

If this is a recommended decision, the board will consider the recommended decision on _____ at _____
 Address

If the line above is blank, the board does not yet know the date, time, and place when the recommended decision will be considered. To find the information, please call 321-637-6523 or visit our web site at <https://vweb02.brevardclerk.us/app>

☐ **Final Decision of the Value Adjustment Board**

Signature, chair, value adjustment board

Print name

Date of decision

Signature, VAB clerk or representative

Print name

Date mailed to parties

LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2022 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2427799		2200

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2950 SW 27th AVE Ste 300
Miami, FL 33133-3765

800 E MERRITT ISLAND CSWY 109

PART OF N 1/2 LYING N OF ST RD 520
& EAST OF SYKES CREEK PARKWAY A
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	3.2619	2,114,970	0	2,114,970	6,898.82
BREVARD LIBRARY DISTRICT	0.3763	2,114,970	0	2,114,970	795.86
BREVARD MOSQUITO CONTROL	0.1527	2,114,970	0	2,114,970	322.96
TI-CO AIRPORT AUTHORITY	0.0000	2,114,970	0	2,114,970	0.00
SCHOOL - BY STATE LAW	3.2470	2,114,970	0	2,114,970	6,867.31
SCHOOL - BY LOCAL BOARD	0.7480	2,114,970	0	2,114,970	1,582.00
SCHOOL - CAPITAL OUTLAY	1.5000	2,114,970	0	2,114,970	3,172.46
FIRE CONTROL MSTU	0.5458	2,114,970	0	2,114,970	1,154.35
LAW ENFORCEMENT MSTU	0.9660	2,114,970	0	2,114,970	2,043.06
ROAD & BRIDGE DIST 2 MSTU	0.1914	2,114,970	0	2,114,970	404.81
M I REC DIST 2 MSTU	0.2684	2,114,970	0	2,114,970	567.66
ST JOHNS RIVER WATER MGMT DST	0.1974	2,114,970	0	2,114,970	417.50
FLA INLAND NAVIGATION DIST	0.0320	2,114,970	0	2,114,970	67.68
MERRITT ISLAND LIBRARY - MAINT	0.1074	2,114,970	0	2,114,970	227.15
ENV END LD/WTR LTD	0.0522	2,114,970	0	2,114,970	110.40
ENV END LD/WTR LTD(DBTP)	0.0425	2,114,970	0	2,114,970	89.89
M I REC D 2 MSTU (DBTP)	0.1046	2,114,970	0	2,114,970	221.23
TOTAL MILLAGE					11.7936
AD VALOREM TAXES					\$24,943.14
NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	AMOUNT				
158 SOLID WASTE DISPOSAL	1,002.40				
160 STORMWATER DIST 2	908.74				
166 FIRE SP ASSESSMENT - COUNTY	2,567.13				
PAY ONLY ONE AMOUNT IN BOXES BELOW					NON-AD VALOREM ASSESSMENTS
					\$4,478.27
If Paid By	Nov 30, 2022				
Please Pay	\$28,244.55				

LISA CULLEN, CFC**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS****BREVARD COUNTY TAX COLLECTOR****2022 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2427799		2200

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FRONTIER OSCEOLA LLC
2950 SW 27th AVE Ste 300
Miami, FL 33133-3765

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"PAY ONLINE. NOT IN LINE"

PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Nov 30, 2022				
Please Pay	\$28,244.55				

11/22/2022
Paid

Receipt # 307-23-00000262 \$28,244.55 Paid By FRONTIER OSCEOLA LLC

BILL	AMOUNT DUE	STATUS	ACTION
2022 ⓘ			
2022 Annual Bill	\$0.00	11/22/2022	Receipt #307-23-00000262  Print (PDF)
Refund	Processed \$1,927.69	03/29/2023	
	Paid \$28,244.55		



Invoice

Property Tax Alliance Group, LLC
 1640 W. Oakland Park Blvd
 Suite 402
 Fort Lauderdale, FL 33311

Bill To		Date		Invoice #	
Frontier Development % Jonathan Escarza 2950 SW 27th Ave. Suite 300 Miami, FL 33133		11/13/2022		5639	
		Terms		Due on receipt	
Description				Amount	
Petition Filing Fees 2022 Petition Filing Fees- see list for details				1,200.00	
E-mail		jnelson@taxflorida.com		Total \$1,200.00	
Phone #		954-202-9696		Fax # 954-337-9232	
				Web Site	
Thank you for your business.				www.taxflorida.com	

Petition No.	Property Name	Property Owner Name	County	Parcel #
1	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216481
X2	Frontier Osceola	Frontier Osceola LLC	Brevard	2427799
3	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216920
4	Frontier Sebastian Vacant Land	13350 Sebastian LLC	Indian River	30382500000004100002-0
5	Frontier St. Lucie West Two	Frontier St Lucie West Two	St. Lucie	3326-801-0001-000-6
6	Frontier Lynn Haven	1917 Lynn Haven LLC	Bay	11611-000-000
7	Frontier Dania	FRONTIER DANIA LLC	Broward	5042-33-56-0010
8	Frontier Pensacola 5052 Bayou	FRONTIER BAYOU BOULEVARD LLC	Escambia	33-1530-7100-005-009
9	Frontier Brandon	11306 BRANDON LLC	Hillsborough	071948-1006
10	Frontier Clermont	FRONTIER CLERMONT LLC	Lake	32-22-26-1000-000-00100
11	Frontier Tallahassee	FRONTIER TALLAHASSEE LLC	Leon	212620 6190000
12	Frontier Tallahassee Two	FRONTIER TALLAHASSEE TWO LLC	Leon	212625A0340
13	Frontier Jensen Beach	FRONTIER JENSEN BEACH LLC	Martin	19-37-41-000-000-00261-0
14	Frontier Florida City	FRONTIER IDRIVE LLLP	Miami-Dade	16-7919-004-0040
15	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0040
16	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0050
17	Frontier Hialeah Gardens	FRONTIER 122 LLC	Miami-Dade	27-2033-055-0010
18	Frontier North Miami Beach	FRONTIER 167 LLLP C/O FRONTIER DEVEL	Miami-Dade	30-2218-044-0020
19	Frontier Kissimmee	FRONTIER KISSIMMEE LLC	Osceola	03-25-29-4579-0001-0010
20	Frontier Kissimmee The Loop	FRONTIER ST LUCIE WEST LLC	Osceola	03-25-29-4582-0001-0010
21	Frontier Boynton Beach	1570 BOYNTON BEACH LLC	Palm Beach	08-43-45-30-26-002-0000
22	Frontier Lake Worth	FRONTIER LAKE WORTH LLC	Palm Beach	00-42-44-27-34-001-0000
23	Frontier-Zephyrhills	FRONTIER DEVELOPMENT	Pasco	34-25-21-0110-00000-0030
24	Frontier Ulmerton Largo	ULMERTON LARGO LLC	Pinellas	03-30-15-40904-000-0010

24 Petitions X \$50.00 ea = \$1,200.00



PO BOX 192
Moylan, PA 19065
Phone: (215) 701-3972
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Frontier Osceola LLC
2950 SW 27th Avenue, Suite 300
Miami, FL 33133

Invoice #23-1626

Page 1 of 1

Account Number

Date

FRONDEV-01

05/23/2023

Balance Due On

06/15/2023

Amount Paid

Amount Due

\$29,894.79

Policy Number: [REDACTED] 3005

Effective: 03/08/23 to 03/08/24

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
1626	05/23/2023	06/15/2023		23-24 Insurance Premium	\$29,894.79

Total Invoice Balance: \$29,894.79

Shopping Center	Frontier Osceola LLC
Year	2024
Tenant Name	Vitamin Shoppe
Tenant SF	3,500
Days in Occupancy	365
Occupancy	100%
Prorata Share	29.01%
Expense	
Landscaping R&M	\$4,650.00
Trash	\$5,657.10
REA FEE	\$450.00
GRM	\$4,824.13
Snow	\$0.00
Parking Lot Trash	\$0.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$2,080.85
Irrigation	\$1,041.94
Capital Expense	\$8,267.53
Greasetrap Maintance	\$0.00
Pest Control	\$272.85
Fireline	\$0.00
Management Fee	\$18,889.73
Stormwater	\$0.00
Accounting Fee	\$2,590.00
Water and Sewer	\$0.00
Total CAM	\$48,724.12
Total Capped Costs	\$32,268.65
Tenant Cap	\$31,821.42
Total Non-Capped Costs	\$16,455.48
Tenant Total CAM	\$48,276.89
Tenant Prorata Share	\$14,006.06
Tenant CAM Escrows	-\$13,769.16
Tenant CAM Due/(Credit)	\$236.90
Insurance	\$33,680.72
Tenant Prorata Share	\$9,771.43
Tenant INS Escrows	-\$7,236.24
Total INS Due/(Credit)	\$2,535.19
Real Estate Tax	\$26,722.68
Tenant Prorata Share	\$7,752.77
Tenant RET Escrows	-\$8,303.28
Total RE Tax Due/(Credit)	-\$550.51
Total Reconciliation Due/(Credit)	\$2,221.58
3.0% Sales Tax	\$66.65